

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : (O) 26860026, 26860027 (R) 27430880 E-mail : janiandco@gmail.com

REF. NO. 10845/2017

To,

Servashanti Properties Private Limited

Ahmedabad

TITLE CERTIFICATE



Reg:- Permanent Leasehold Non-Agricultural land bearing (1) Survey No 379+380+381/124 admeasuring about 474 sq.mtrs and (2) Final Plot No 315 paiki admeasuring about 371 sq.mtrs of Town Planning Scheme No.26 totally admeasuring about 845 sq.mtrs situate, lying and being at Moje Vasna, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabd-4 (Paldi) and belonging to Servashanti Properties Private Limited, Ahmedabad as Lessee.

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THIS IS TO STATE THAT, We have examined the titles of Servashanti Properties Private Limited, Ahmedabad and have caused to be taken searches (partly manual and partly computerized up to date of search i.e. 11-08-2017) of available revenue and registration record for last 30 years through our search clerk to the Permanent Leasehold Non-Agricultural land bearing (1) Survey No 379+380+381/124 admeasuring about 474 sq.mtrs and (2) Final Plot No 315 paiki admeasuring about 371 sq.mtrs of Town Planning Scheme No 26 totally admeasuring about 845 sq.mtrs situate, lying and being at Moje Vasna, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabd-4 (Paldi) and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/documents/papers/copies etc furnished in the case file shown to us to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said land during the period for which the record is not available which would make the title defective, we hereby opine that the same *shall be*

clear and marketable and free from reasonable doubts and without encumbrances subject to:-

[1] Usual declaration cum Indemnity bond being made at the time of Mortgage/transfer.

[2] Mutation Entry being made with respect to entering name of Servashanti Properties Private Limited in the record of land of Survey No 379+380+381/124.

[3] Mutation Entry being made with respect to demise of erstwhile leasehold owner Sankalchand Ghelabhai and entering names of his heirs and effect of his Last Will/Testament yet to be made in the revenue record of land Survey No 379+380+381/ 124.

[4] Memorandum and Articles of Association of Servashanti Properties Private Limited being fulfilled.

[5] Fulfillment of terms and conditions laid down in the revised N.A. Use permission.

[6] Fulfillment of terms and conditions laid down in all earlier Lease deeds.

[7] Provisions of The Town Planning and Urban Development Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Town Planning Scheme No 26.

DATED THIS 31ST DAY OF OCTOBER, 2017

  
ATTORNEY-AT-LAW

**Note of caution and disclaimer:**

[1] This is to inform that Search of registration record of immediate past about 2-3 months is not available.

[2] Please note that the registration record of most of the year from 1985 to 1994 of Sub Registrar's office is destroyed/torn out. Hence it cannot be inspected and its



search is not available. That the computerized record is not well prepared/  
maintained by State government agency and hence may be erroneous, resulting  
into our error.

[3]

Please ascertain that the Govt. authorities have not put any restrictions in making  
construction on said Land because of any historical monument/religious place/  
water body, etc. situated nearby, or road laying and widening, or proposed  
public transportation system in surrounding areas. Also verify that there is no  
acquisition/reservation in said Land and there are no pending litigations or  
injunction/status quo granted therein in respect of said Land. Result of pending  
litigations, if any.

